

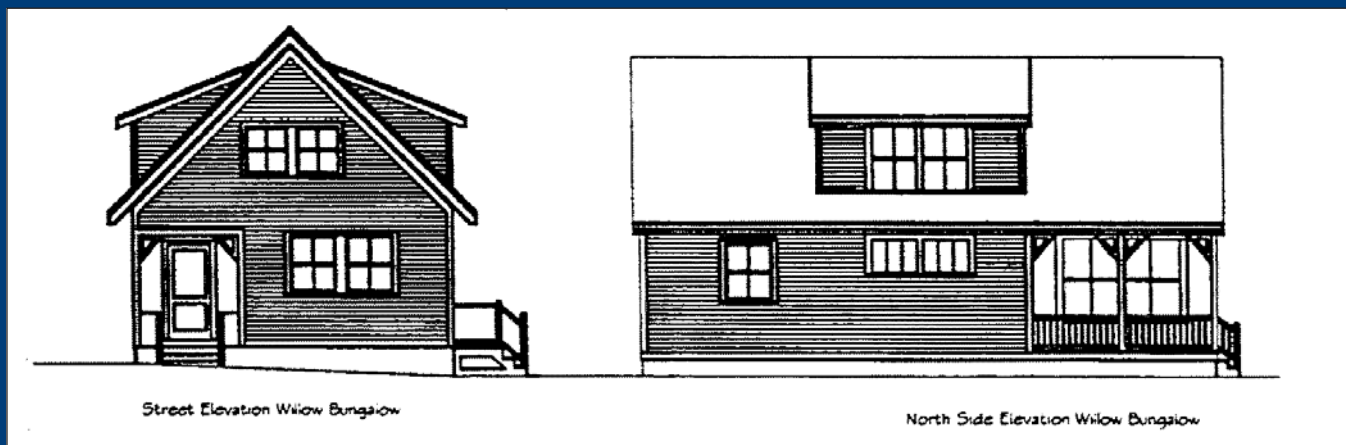
Priority Development Fund Planning Assistance for Housing Production

Case Study

Acton uses Planning Assistance Funds to plan the reuse of a tax taking brownfield site located in the West Acton Village area.

Summary of the Initiative

The Town of Acton used a \$25,000 award from the Priority Development Fund to plan for the reuse of a town-owned brownfields site. Funds were used by the Acton Community Housing Corporation to complete a site analysis, an approved wastewater disposal plan, preliminary architectural plans for one two-bedroom home and one three-bedroom home as well as construction cost estimates.



Central Street Duplex - one-, two-, and three-bedroom units.



Willow Street Bungalow - 3 Bedrooms



Willow Street Site

Additional Details

As the drawings here demonstrate, the design called for two buildings consistent with the neighborhood character and architecture – a duplex farmhouse and a single family unit. The ACHC has obtained control of the site and has received approval from DHCD to seek a comprehensive permit from the Acton ZBA through the Local Initiative Program. The town is preparing the engineering work necessary for the comprehensive permit. On April 24, 2006 Town Meeting by unanimous vote approved the conveyance of the land to ACHC and the Board of Selectmen approved the purchase and sale agreement for \$203,000 to be paid with Community Preservation Funds and housing gift funds.

Town counsel is preparing the Request for Proposal and the Land Disposition Agreement for the selected developer. The project received strong support from the neighborhood as well as the town boards and departments and there is strong interest from the local builder/developer community for this project.

The Acton Housing Authority has expressed interest in purchasing a unit for low-income rental.

About the Priority Development Fund's Planning Assistance for Housing Production

In order to encourage communities to strategically plan for the production of new housing, MassHousing (The Massachusetts Housing Finance Agency) has made a total of \$3 million in planning assistance available to cities and towns. The Department of Housing and Community Development (DHCD) is administering the funds on MassHousing's behalf. Communities must apply to DHCD in order to be considered for funding.

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